

LAND USE CONTROLS REVISED FEE SCHEDULE

Approved by the Shelby County Board of Commissioners, August 27, 2012

Approved by the Memphis City Council, September 18, 2012

Amended by the Shelby County Board of Commissioners, June 2, 2014

Amended by the Memphis City Council, May 20, 2014

I. REZONING

Residential Rezoning - 5 acres or less	\$750.00
Residential Rezoning (<i>each acre over 5 acres</i>)	\$75.00
Maximum Fee	\$7,500.00
Re-notification Fee	\$75.00 (plus .75 for each label over 100)
Non-Residential Rezoning - 5 acres or less	\$1,000.00
Non-Residential Rezoning (<i>each acre over 5 acres</i>)	\$100.00
Maximum Fee	\$7,500.00
Re-notification Fee	\$75.00 (plus .75 for each label over 100)

II. SPECIAL USE PERMIT

Special Use Permit - 5 acres or less	\$500.00
Special Use Permit (<i>each acre over 5 acres</i>)	\$50.00
Maximum Fee	\$5,000.00
Re-notification Fee	\$75.00 (plus .65 for each label over 100)
Final Plat Review Fee (<i>If necessary for recording</i>)	\$650.00
Re-recording	\$150.00

DAY CARE

Group Day Care Home Special Use Permit (8-12 children)	\$100.00
Chile Care Center Special Use Permit (13+ children)	\$250.00
Re-notification Fee	\$75.00
Final Plat Review Fee (<i>8-12 children, if necessary for recording</i>)	\$100.00
Final Plat Review Fee (<i>13+ children, if necessary for recording</i>)	\$250.00
Re-recording	\$150.00 (plus .75 for each label over 100)

III. PLANNED DEVELOPMENT

Outline - 5 acres or less	\$1,500.00
Outline (<i>each acre over 5 acres</i>)	\$100.00
Maximum Fee	\$10,000.00
Re-notification Fee	\$75.00 (plus .75 for each label over 100)
Re-recording	\$150.00
Final Plat Review - 5 acres or less (Residential)	\$1,000.00
Final Plat Review (<i>each acre over 5 acres</i>) (Residential)	\$100.00
Maximum Fee	\$10,000.00
Re-recording	\$150.00

Final Plat Review - 5 acres or less (Non-Residential)	\$1,500.00
Final Plat Review (<i>each acre over 5 acres</i>) (Non-Residential)	\$100.00
Maximum Fee	\$7,500.00
Re-recording	\$150.00

IV. REPROCESSING OF REZONING OR SPECIAL USE PERMIT APPLICATIONS

Applies when an application is referred back to the Office of Planning and Development by the Land Use Control Board or the legislative bodies to convert and review a rezoning as a planned development or a special use permit as a planned development.

- One half (½) of the required fee for the converted application type (SUP or P.D.)

V. SPECIAL PURPOSE/ OVERLAY DISTRICTS AND ALL OTHER SITE PLAN REVIEW FOR SITES WITH FRONTAGE STANDARDS

Administrative Site Plan Review	\$400.00
Residential Corridor Designation/Deletion	\$400.00
Re-recording	\$150.00
Single-Family Administrative Site Plan Review	\$50.00

VI. SPECIAL EXCEPTION

Special Exception - 5 acres or less	\$750.00
Special Exception (<i>each acre over 5 acres</i>)	\$75.00
Maximum Fee	\$7,500.00
Re-notification Fee	\$75.00
	(plus .75 for each label over 100)

VII. ADMINISTRATIVE DEVIATION/MINOR MODIFICATIONS \$100.00

VIII. SUBDIVISION

Preliminary Plans	\$400.00
Plus Per Lot	\$30.00
Maximum Fee	\$7,500.00
Re-notification Fee	\$75.00
	(plus .75 for each label over 100)

Final Plats Review	\$300.00
Plus Per Lot	\$15.00
Maximum Fee	\$7,500.00
Re-recording	\$150.00

IX. CORRESPONDENCE ITEM

Major modifications to Special Use Permits, Planned Developments or Subdivisions, and P.D. Site Plan Review	\$300.00
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X. APPEALS

Subdivision/Correspondence Item/Site Plan	\$100.00
Notification Fee (or Re-notification fee if <i>necessary</i>)	\$75.00
	(plus .75 for each label over 100)

XI.	PLAT OF RECORD REVOCATION		\$400.00
XII.	RIGHT-OF-WAY VACATION/CLOSURE		\$400.00
XIII.	RIGHT-OF-WAY DEDICATION	Preliminary Plat	\$400.00
		Final Plat Review	\$400.00
		Re-Recording	\$150.00
XIV.	STREET NAME CHANGE		\$400.00
XV.	INTERGOVERNMENTAL FEES		
	Planned Developments		\$300.00
	Rezoning		\$300.00
	Special Use Permits		\$300.00
	Variances and Conditional Use Permits		\$300.00
	Day Care Center		\$200.00
	Special Exception		\$300.00
	Subdivision Preliminary & Final		\$150.00
	Plat Revocation		\$150.00
	Street & Alley Closure		\$150.00
	Street Dedication		\$150.00
	Street Name Change		\$150.00
XVI.	BOARD OF ADJUSTMENT FEES		
	Single Family Detached Variance		\$150.00
	Single Family Attached Variance		\$250.00
	Multi-Family and Mobile Home Parks Variance		\$600.00
	excluding Sign Variance		plus \$5.00 per unit
	Office, Commercial, Industrial or Institutional Variance		
	excluding Sign Variance		\$1,000.00
	Sign Variance (for Off-Premise Advertising Signs)		\$1,500.00
	Sign Variance (for On-Premise Signs)		\$300.00
	Conditional Use Permit (Residential)		\$150.00
	Conditional Use Permit (Non-residential)		\$500.00
	Public Notice Re-notification		\$200.00
	Appeal of Administrative Decision		\$100.00
	Change in Nonconforming Use Permit		\$300.00
	Section 2.4.5 Zoning District Extension		\$300.00
	Correspondence (Revised Site Plan, Extensions, etc.)		\$300.00

**XVII. LAND USE CONTROLS – EAST OFFICE/
OFFICE OF CONSTRUCTION CODE ENFORCEMENT**

Zoning Letter

Basic Zoning Letter	\$50 (Base)
Includes current zoning, special purpose district, overlay district, frontage standards, uses permitted and zoning atlas location.	
Expedited Zoning Letter (those issued within 5 business days)	\$100 (Base)
Additional Parcels (for additional adjacent properties on same side of street)	½ of Base

For each researched paragraph and/or question above basic letter	\$15
Including, but not limited to the following: adjacent zoning; evidence of approval of special use permit, planned development or variance; non-conforming status; Building Code compliance; Unified Development Code compliance; outstanding or past zoning violations	
Per page of records researched and copied	\$1.50
Nonconforming Opinion	\$100

Tree Ordinance Filing Fees

Notice of Intent	\$75
Waived for Timber Harvesting, Conservation Reserve Program, Wetland Reserve Program & Wetland Habitat Incentive Program, Environmental Quality Incentive Program & Stewardship Incentive Program properties. Provide copy of Timber Contract or CRP, WRP, WHIP, EQIP or SIP Contract.	

Tree Survey Review

Permit Required	\$150
Plus a per acre fee of:	\$20
Maximum Fee	\$2,000
No Permit Required	\$150
Tree Survey Waiver/No Further Action Required	\$100

Equivalent Alternative Review	\$150
Plus a per acre fee of:	\$20
Maximum fee	\$2,000
Tree Bank Contribution (per acre)	\$2,000

Land Use Controls – East Site Inspection/Review Requested	\$40/hour
(one hour minimum; billable in ¼ hour segments)	

XVIII. NOTE:

A. FEES PAYABLE TO/FRACTIONAL CALCULATION OF FEES:

A fraction of an acre shall be rounded to the next whole acre for computing fees.

B. All checks for application fees are to be made payable to the Office of Planning and Development.

C. Recording fees, established by and payable by check to the Shelby County Register, are in addition to the above list

D. Amendments to approved cases (Special Use Permits, Planned Developments, etc.) are assessed the same fee as new cases, unless indicated otherwise by this Fee Schedule.

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